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"EXHIBIT A"

At the request of Carroll H. Sigafoose and wife the following Deed is received for record and recorded Jan. 26, 1950 at 11:05 o'clock A. M.

TEST: Ellis C. Wachter, Clerk.

This CONFIRMATORY DEED, made this 10th day of January, in the year 1950, by us, John T. Quinn and Mary A. Quinn, his wife, of Frederick County, State of Maryland,

WITNESSETH: WHEREAS, by Deed dated November 16, 1949, and recorded in Liber No. 481, folio 580, one of the Land Records of Frederick County, Maryland, the Grantors herein purported to convey unto Carroll H. Sigafoose and Nora M. Sigafoose, his wife, all that real estate hereinafter described;

AND WHEREAS, said deed is deemed defective in law in that the said Carroll H. Sigafoose, one of the Grantees set forth in the aforementioned deed, attested the signatures of the said Grantors;

AND WHEREAS, it is the desire of the said Grantors to remove all legal objection to the aforementioned conveyance, and to fully vest in the said Carroll H. Sigafoose and Nora M. Sigafoose, his wife, the full, complete and absolute title to the hereinafter described real estate,

NOW, THEREFORE, in consideration of the premises and the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, we, the said John T. Quinn and Mary A. Quinn, his wife, do hereby grant, convey and confirm unto Carroll H. Sigafoose and Nora M. Sigafoose, his wife, as tenants by the entireties, all that lot or parcel of ground situate, lying and being in Petersville Election District, Frederick County, Maryland, designated as Lot No. 1 on the plat of the Brunswick Industrial Company's Addition prepared by Preston E. Miller, Surveyor, dated August 24, 1906, and recorded in Liber No. 276, folio 186, one of the Land Records of the County aforesaid, said lot having a frontage of 150 feet on the North side of Middle Street and extending back a uniform width of 40 feet along Maryland